162.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,100 / 806,100
					USE VALUE:	806,100 / 806,100
					ASSESSED:	806,100 / 806,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLAKE WILLIAM J JR ETAL/ TRS
Owner 2:	BLAKE-TWOMBLY FAMILY TRUST
Owner 3:	
Street 1:	111 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TWOMBLY ANN -
Owner 2:	BLAKE WILLIAM J JR -
Street 1:	111 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1751 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6125.000	378,400	5,100	422,600	806,100
Total Card	0.141	378,400	5,100	422,600	806,100
Total Parcel	0.141	378,400	5,100	422,600	806,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.37 | /Parcel: 460.37

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	108074
GIS Ref	
GIS Ref	
Insp Date	05/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	378,400	5100	6,125.	422,600	806,100		Year end	12/23/2021
2021	101	FV	367,100	5100	6,125.	422,600	794,800		Year End Roll	12/10/2020
2020	101	FV	367,200	5100	6,125.	422,600	794,900	794,900	Year End Roll	12/18/2019
2019	101	FV	278,600	5100	6,125.	422,600	706,300	706,300	Year End Roll	1/3/2019
2018	101	FV	278,600	5100	6,125.	374,300	658,000	658,000	Year End Roll	12/20/2017
2017	101	FV	278,600	5100	6,125.	314,000	597,700	597,700	Year End Roll	1/3/2017
2016	101	FV	278,600	5100	6,125.	314,000	597,700	597,700	Year End	1/4/2016
2015	101	FV	271,800	5100	6,125.	271,700	548,600	548,600	Year End Roll	12/11/2014

!12653!

PRINT

Date	Time
12/30/21	15:20:01

LAST REV

Date	Time
06/26/18	13:12:08
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12653

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TWOMBLY ANN,	1524-119		4/4/2018	Convenience	1	No	No		
JENNINGS REGINA	1193-81		8/31/1998		297,000	No	No		Y

USER DEFINED

Prior Id # 1:	108074
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2011	1377	Redo Bat	27,450	C				
6/15/2010	672	Wood Dec	2,000					REPAIR DECK
2/12/2008	121	Redo Kit	38,500			G9	GR FY09	re-locate 1/2 bath

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Meas/Inspect	BS	Barbara S
5/31/2012	Info Fm Prmt	BR	B Rossignol
12/22/2008	Meas/Inspect	336	PATRIOT
5/20/2000	Inspected	263	PATRIOT
12/6/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6125		Sq. Ft.	Site		0	70.	0.99	8									422,623						422,600	

Total AC/HA:	0.14061	Total SF/SM:	6125	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,623	Spl Credit		Total:	422,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31371689
Const Adj.:	0.98990101
Adj $ / SQ:	169.058
Other Features:	90300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464903
Depreciation:	86472
Depreciated Total:	378431

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

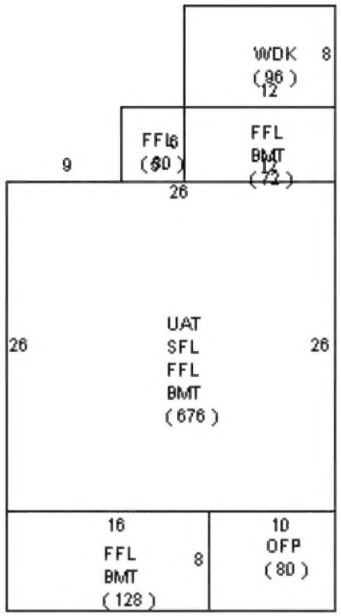
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.96
Special Features:	0	Val/Su Net:	135.00
Final Total:	378400	Val/Su SzAd	239.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	906	169.060	153,167
BMT	Basement	876	50.720	44,429
SFL	Second Floor	676	169.060	114,284
UAT	Upper Attic	169	94.670	16,000
WDK	Deck	96	15.840	1,520
OFP	Open Porch	80	36.750	2,940

Net Sketched Area:	2,803			Total:	332,340
Size Ad	1582	Gross Area	3310	FinArea	1751

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

162.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100